



Report to the Auburn City Council

Action Item	16
Agenda Item No.	
<i>[Signature]</i>	
City Manager's Approval	

To: Mayor and City Council Members
From: Wilfred Wong, Community Development Director
Date: June 13, 2011
Subject: National Register of Historic Places, Nomination of City Buildings at 1103 High Street and Fire House No. 2 in Old Town

The Issue

Shall the City Council support the nomination of two city owned buildings for listing on the National Register of Historic Places?

Conclusions and Recommendation

A. By Motion support the nomination of the two city owned buildings for listing on the National Register of Historic Places. Staff will send a letter of notification to the California State Office of Historical Preservation.

OR

B. By Motion do not support the nomination of the two city owned buildings for listing on the National Register of Historic Places. Staff will send a letter of notification to the California State Office of Historical Preservation.

Background

The City of Auburn has received notification that two buildings owned by the city have been nominated for listing on the National Register of Historic Places. The buildings are the Auburn City Hall and Fire House located at 1103 High Street and the Auburn Fire House #2 in Old Town. The State Historical Resources Commission will consider the nomination at its meeting on August 5, 2011. See Exhibit A for information received for 1103 High Street and Exhibit B for information received for the Fire House in Old Town. Note the city did receive notification that three other buildings within the city are being considered for nomination: Placer County Bank (Union Bank of California) located at 874 Lincoln Way, Masonic Temple located at 948 Lincoln Way, and the Oddfellows Hall located at 1256 Lincoln Way.

On June 14, 2010 the City Council considered five city owned buildings for nomination and by a 4-1 vote decided not to support the nomination of city owned buildings for listing on the National Register of Historic Places at that time. 1103 High Street and the Fire House in Old Town were

considered at that time. A letter was sent to the Office of Historic Preservation notifying them of the Council action and requested removal of the submission for the city buildings.

On November 24, 2010 the city received notification that the Carnegie Library at 175 Almond Street was being considered for listing on the National Register of Historic Places. On December 6, 2010 letters from the Mayor and City Manager were mailed to the Office of Historic Preservation again requesting that the building be removed from consideration.

Alternatives Available to Council; Implications of Alternatives

- A. Support the nomination of the two city owned buildings for listing on the National Register of Historic Places.
- B. Do not support the nomination of the two city owned buildings for listing on the National Register of Historic Places.

Fiscal Impacts

None at this time.

Additional Information

Please see the following Exhibits for more details:

- A. June 1, 2011 letter from the Office of Historic Preservation pertaining to Auburn City Hall and Fire House located at 1103 High Street.
- B. June 1, 2011 letter from the Office of Historic Preservation pertaining to Auburn Fire House #2 in Old Town.
- C. December 6, 2010 letters from the Mayor and City Manager to the Office of Historic Preservation.
- D. June 14, 2010 City Council minutes.
- E. June 14, 2010 City Council staff report.



EXHIBIT A

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

**EXHIBIT A**

June 1, 2011

The Honorable Mayor Bill Kirby
Auburn City Hall
1225 Lincoln Way
Auburn, California 95603

**RE: National Register of Historic Places Nomination for
Auburn City Hall and Fire House (Auburn MPS)**

Dear Mayor Kirby:

The State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details on that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail. Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Milford Wayne Donaldson, FAIA, State Historic Preservation Officer, Post Office Box 942896, Sacramento, California 94296-0001. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

A copy of the nomination has been included for your review. Supplemental information on the National Register and the California Register programs is available on our website at the following address: <http://ohp.parks.ca.gov>. The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, please contact the Registration Unit at (916) 445-7000.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: August 5, 2011

TIME: 9:00 A.M.

PLACE: City Council Chambers
Auburn City Hall
1225 Lincoln Way
Auburn, California 95603

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

 **DRAFT**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Auburn City Hall and Fire House

other names/site number Boys and Girls Club Auburn

2. Location

street & number 1103 High Street

☐ not for publication

city or town Auburn

☐ vicinity

state CA code CA county Placer code 061 zip code 95603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

Auburn City Hall and Fire House
Name of Property

Placer County, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Architectural and Historic Resources of Auburn,
California

**Number of contributing resources previously
listed in the National Register**

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Government-City Hall-Fire House

Current Functions
(Enter categories from instructions.)

Commerce-business

7. Description

Architectural Classification
(Enter categories from instructions.)

Modern Movement-Art Deco

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Concrete

roof:

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Built by the WPA in 1935-37, the 88 foot by 110 foot building is located on the corner of High and Lewis Streets fronting on High Street at Central Square in Auburn. The building that housed the City Hall, Fire House and Police Department is an excellent example the Art Moderne style of the Modern Movement in architecture. The horizontal lines, flat roof, stucco wall finish, rounded corners, and bands of windows with metal frames create a distinctive look characteristic of that style.

Narrative Description

The Auburn City Hall and Fire House is located on a city lot on High Street near the corner of Lewis Street. The east and larger side of the building is two stories high while the west end is one and one half stories. The stucco covered building has straight lines with rounded corners. It is divided into three distinct sections, the far east section is set back approximately three feet and has upper and lower story windows; the middle section forms a taller, two and half story tower with windows stretching from the bottom floor up to the top floor on the right, or west, side of the tower with the main entry on the left, or east, side of the tower; and the far west section is a story and half with two garage openings for the fire trucks and entry one door to the east of the garage doors. A curved half wall projects from the west side of the tower portion around to the main entry door. On the east upper story are nine, two light windows with metal frames placed in a row to form a solid line of light. On the bottom story are four, double light, metal framed, recessed windows. The tower has nine, double wide, metal framed windows that extend from the bottom floor to the top floor. The original Art Moderne "Fire House" sign is located over the garage doors.

Alterations include a double door installed in one of the garage doors, a wheel chair ramp, and metal railings in the east landscaped area and in the front of the garage doors. The garage doors have been permanently secured as walls. The "City Hall" sign has been removed. An addition to the back of the building expanded the office area and an addition behind the engine bay for drying hoses was completed in the 1940s.

The interior of the office portion of the building has been extensively remodeled, especially the upper floor. The stairway and reception area appears to be original although the ceiling has been lowered. The engine bay and drying room both have concrete floors; the drying room has concrete block walls.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1935-1960

Significant Dates

1935-37

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sellon, George Clinton /Architect

McCloud, Charles and Ray McLellan contractors
for WPA

Period of Significance (justification)

The building served as both City Hall and a Fire House during this period.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Auburn City Hall and Fire House, constructed in 1935-37, meets National Register Criterion C as an outstanding example of Streamline Moderne architecture in the city of Auburn and as the work of the Works Progress Administration (WPA), designed by master architect George Clinton Sellon. Streamline Moderne architectural style emphasized curving forms, long horizontal lines, and reached its height in the mid-1930s. The building is also significant under Criterion A due to its role as Auburn's city hall and firehouse, as a government building under the Architectural and Historic Resources of Auburn, California MPS.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

In 1935, during the New Deal of the Roosevelt Administration, the Works Progress Administration provided jobs to unemployed workers and craftsmen during the Great Depression. Nationwide many bridges, dams, sidewalks and other types of construction were completed by the WPA. In conjunction with the City of Auburn, the WPA erected the City Hall and Fire House. Construction began in late 1935. Upon completion of the building in February 1937, the building provided office space for the city officials and staff, the fire and police departments, as well as the Auburn Area Chamber of Commerce.

Expansion of local industries such as agriculture, lumber and mining led to increase commercial and residential development in the city of Auburn. The expansion and development of these industries resulted in the need for an official building for the city government to carry on its business. The city offices were located in the basement of the city library and various other buildings in town. A new fire house was needed in central Auburn to replace the two old outdated firehouses. With the WPA program the federal government would pay eighty percent of costs of construction of the new city hall and fire house.

George Clinton Sellon, California's first State Architect, designed Auburn's City Hall-Fire House in 1935. The city told Sellon to "forget all gingerbread" in the design as the voters were to come up with the remaining twenty percent of costs. The Auburn Journal newspaper released a design drawing in August of 1935 and was happy to announce there was no gingerbread on the Art Moderne building. The building with its smooth, rounded stucco walls, flat roof, horizontal placement of the metal framed windows, asymmetrical façade and the Art Deco lettering reflects the Modern Movement.

Sellon held the position of State Architect from 1906 until 1909 when he formed his own firm. Born in San Francisco February 9, 1881, he went to grammar school in Sacramento and graduated from Chicago High School in 1900. In 1894 his father was transferred from Sacramento to Chicago. In his youth he displayed an interest in buildings and their designs. He drew designs of his own and began working in an architect's office in Chicago. By 1904 he had his own firm in Chicago. In 1906 worked in San Francisco briefly then took the position in Sacramento. Sellon designed many public and private buildings throughout Northern California. His projects included San Quentin Prison, the California Almond Exchange, twelve county courthouses in California, Colusa High School, Lassen County Courthouse (previous two listed on the National Register of Historic Places) and Agnew State Hospital which has a street bearing his name on the campus. His firm continues today as the Lionakis Design Group in Sacramento.

The City Hall and Fire House has been enlarged in the back of the building in late 1940s or early 1950s. The original façade remains intact. The Auburn City Hall and Fire House is in very good condition and retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The building qualifies for inclusion in the National Register under Criterion A as a response to the need for public institutions and its association with the WPA under the New Deal. It qualifies under Criterion C as an example of WPA Moderne of architecture, designed by master architect George C. Sellon.

Developmental history/additional historic context information (if appropriate)

By the early 1890s Auburn was home to two fire companies, one in Old Town Auburn and one in uptown Auburn. After the turn of the century a third fire house was constructed in Central Square, the midway point between the two fire houses. Construction began in spring of 1909 and the house when completed would be used by both of the fire companies. The community endorsed the new fire house as "the insurance people have promised Auburn property holders a reduction in fire insurance as soon as the building is completed, with cart and hose," the *Placer Herald* reported. By the 1930s the fire house was outdated and too small for the new fire trucks.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"A Self Guided Walking Tour the Historic Auburn Buildings." City of Auburn, 1988.

Auburn Journal newspaper, Auburn, California

Burg, William, "Sacramento's First Skyscraper: Rebirth at 926 J Street." www.midtownmonthly.net/april09/sacramentosfirst.html

Dill Design Group, "Historical and Architectural Evaluation." www.archivesandarchitecture.com.

Gilberg, M.E., *Auburn, A California Mining Camp Comes of Age*. Gilmar Press: Newcastle, California, 1986.

Harris, Cyril M., *Illustrated Dictionary of Historic Architecture*. Dover Publications, New York, 1983.

McAlester, Virginia and Lee, *A Field Guide to American Houses*. Alfred A. Knopf, New York, 1990.

Napoli, Donald S, "Auburn Historic Resources Survey." City of Auburn, June, 12, 1987.

Placer Herald newspaper. Auburn, California.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Auburn City Hall and Fire House
Name of Property

Placer County, California
County and State

10. Geographical Data

Acreage of Property

(Do not include previously listed resource acreage.)

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 10 667420 4307070
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel number 002-201-13, Auburn, Placer County CA

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the existing city lot on which the building was constructed.

11. Form Prepared By

name/title Carmel Barry-Schweyer/Historian
organization _____ date 13 May 2011
street & number 12190 Holly Vista Way telephone 530-885-7476
city or town Auburn state CA zip code 95603
e-mail carmphill@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Auburn City Hall and Fire House
Name of Property

Placer County, California
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Auburn City Hall and Fire House

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Carmel Barry-Schweyer

Date Photographed: 12.31.10

Description of Photograph(s) and number:

CA_Placer_Auburn_City_Hall_Fire_House_0001.tif: northwest elevation, camera facing southwest
CA_Placer_Auburn_City_Hall_Fire_House_0002.tif: west elevation camera, facing northwest
CA_Placer_Auburn_City_Hall_Fire_House_0003.tif: north elevation, camera facing south
CA_Placer_Auburn_City_Hall_Fire_House_0004.tif: east elevation, camera facing west
CA_Placer_Auburn_City_Hall_Fire_House_0005.tif: south elevation, camera facing northwest
CA_Placer_Auburn_City_Hall_Fire_House_0006.tif: interior stairway, camera facing southwest
CA_Placer_Auburn_City_Hall_Fire_House_0007.tif: staircase window, camera facing southwest

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name City of Auburn
street & number 1225 Lincoln Way telephone 530-885-4211
city or town Auburn state CA zip code 95603

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



EXHIBIT B

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

**EXHIBIT B**

June 1, 2011

The Honorable Mayor Bill Kirby
Auburn City Hall
1225 Lincoln Way
Auburn, California 95603

**RE: National Register of Historic Places Nomination for
Auburn Fire House #2 (Auburn MPS)**


Dear Mayor Kirby:

The State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details on that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail. Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Milford Wayne Donaldson, FAIA, State Historic Preservation Officer, Post Office Box 942896, Sacramento, California 94296-0001. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

A copy of the nomination has been included for your review. Supplemental information on the National Register and the California Register programs is available on our website at the following address: <http://ohp.parks.ca.gov>. The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, please contact the Registration Unit at (916) 445-7000.

Sincerely,



Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: August 5, 2011

TIME: 9:00 A.M.

PLACE: City Council Chambers
Auburn City Hall
1225 Lincoln Way
Auburn, California 95603

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Fire House No. 2

other names/site number Auburn Hose Company No. 2

2. Location

street & number Corner of Washington, Main and Commercial Streets ☐ not for publication

city or town Auburn ☐ vicinity

state CA code CA county Placer code 061 zip code 95603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Architectural and Historic Resources of Auburn,
California**Number of contributing resources previously listed in the National Register**

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions.)

Government

Current Functions

(Enter categories from instructions.)

Recreation/Culture-Museum

7. Description**Architectural Classification**

(Enter categories from instructions.)

Victorian- Shingle

Materials

(Enter categories from instructions.)

foundation: concrete

walls: wood

roof: Wood shingles

other:

Narrative Description

Summary Paragraph

Fire House No. 2 is a Victorian, shingle style, two and one half story building located on the corner of Main, Washington, and Commercial streets. The steeply pitched, pyramidal, truncated, red and white striped, shingled roof along with the red painted wood siding with white trim, makes this building unique throughout the Motherlode. The building was moved in 1957 for freeway expansion.

Narrative Description

Fire House No. 2 is located in what was called the Plaza block between Washington Street and Lincoln Way (Main Street prior to 1913) and on the corner of Commercial Street. The fire house is centrally located in the business district of Old Town Auburn and fronts onto Main Street. This is the original business district of the mining town and the building was surrounded by small businesses.

The square plan building has a concrete foundation, rises up two and one half stories with channeled wood shiplap walls and is the tallest building in Old Town. A six paneled wood door on the southeast corner opens to a stairway to the second floor, and double carriage doors are on the east elevation. The upper portion of the carriage doors has Plexiglas so visitors can view the inside of the building and the antique fire engine housed inside. The second story has two asymmetrical four light double hung wood sash windows. The south elevation has no windows, while the west elevation has a one story, lean-to addition of approximately six feet with a shed roof, built prior to 1895, evidently an addition to accommodate more equipment and longer vehicles. The north elevation has two sets of asymmetrical four light double hung wood sash windows; one set on each story.

Flaring at the eaves, a steeply pitched truncated peaked roof rises in white and red alternating bands of straight, octagon and diamond butt shingles. Gabled, dormer windows are located on the half story above the second story with the same shingle treatment. Above these is a platform topped off with the bell tower. A metal pipe railing surrounds the platform. Surmounting the platform, the open timber frame work supporting the bell is crowned by a steeply pitched, flared eave peaked roof with alternating white and red bands of shingles terminating in a flag pole mast.

In December of 1957 California Department of Transportation moved the fire house approximately fifty feet to the other end of the small block on which it was originally located. The orientation of the building was maintained. Two other buildings on the block burned in 1951 leaving room to move the fire house. Highway 40 freeway (later Interstate 80) was to be widened for the 1960 Olympics in Squaw Valley and the building was located where an off ramp alignment was planned. After the move the building was some of the shingles were replaced in kind and it was repainted to be made into a static museum for fire apparatus. The museum opened in 1958 and remains in the building today.

The ground floor has four in plank wooden floor, with four 2x12 twelve planks placed two together for the fire engine to sit on. The walls are horizontal six inch boards on the north, south, and east walls as well as the ceiling. The west wall, which is the prior to 1895 addition, has beadboard that is placed horizontally. Electrical wiring in conduits has been added in the northwest corner. Between the two windows on the north wall is a pot-bellied stove. A door in the south wall accesses under the stair storage. Posted on the south wall is the bell system for the city. The stairway to the second floor is behind the south wall and is accessed from the street by the door in the southeast corner on the east elevation. The upper stories were not accessible.

The building is in very good condition. The exterior stairway door and the carriage doors have been replaced with doors with Plexiglas on the upper area to provide public viewing of the interior and the antique engine that is housed there. There are some shingles that need to be replaced and some of the paint is chipping. The city is budgeting for these repairs; shingles will be replaced in kind and the same paint color will be applied. Fire House No. 2 retains integrity of design, setting, materials, workmanship, and feeling. Although the building has been moved the orientation is the same and it is still in a central location of Old Town Auburn.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1891-1960

Significant Dates

1891

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☒ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The building was an active fire house from 1891 to 1958. In 1958 it became a museum and continues to the present. The context of Community Development terminates in 1960.

Criteria Considerations (explanation, if necessary)

The building was moved approximately 50 feet from one end of the very small block to the other in 1957 due to construction of Interstate 80. The building is significant in its architecture and its association with Community Development in the town of Auburn. The building retains integrity of design, materials, workmanship, feeling and association.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Auburn Fire House No. 2, constructed in 1891, is historically significant for both its historical association with the community development and its architectural value. It was the only fire house to serve Old Town Auburn through 1957. Contextually it relates to the Community Development of Auburn from 1865 to 1930, an example of Public Institutions under Criterion A. The building meets National Register Criterion C in the area of Architecture as a unique Victorian Shingle building. The Fire House has been an iconic symbol of Auburn because of its unusual architecture. The image of this firehouse is included in the City of Auburn logo.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Auburn Fire House No. 2 is significant in local history as the sole firehouse in Old Town Auburn that served the community as such for fifty-four years, from 1891 through 1954. The building housed fire fighting apparatus from hand drawn fire carts to a 1950s fire engine for the volunteer fire department.

Auburn Hose Company No. 2 did not have a good place for their equipment, some of it just lay in the street or an old shed. The company and their wives raised money to build a firehouse in Old Town. On July 4, 1891, the City Council voted that the piece of public ground adjoining premises of J.M. White between Main & Washington Streets be granted to Hose Company No.2 for a hose house. A big picnic and celebration was held at the ball park on Race Track Street with all proceeds going to the new building.

On September 18, 1891 Hose Company No.2 ordered the lumber for their new firehouse opposite the Orleans Hotel. The foundation was laid. By October 16, 1891 it was nearly completed and by the end of the month they finished painting it red and white. It was the tallest building in town. The bell committee had purchased the bell that cost about \$150.00. In November the ladies of town held a thanksgiving dinner and ball at the Music Hall where all the food was donated and the proceeds went toward the firehouse. A new 12 foot flag was donated by Harry Hollister and raised for the first time on November 19, 1891. Residents boasted that it was 77½ feet from the ground up to the gilt ball on top of the flag pole and 60 feet up to the peak of the roof. On May 12, 1892, the new 700 lb. bell was raised into the belfry of the new Fire House. The inscription on the bell reads, "Cast in 1886 by W.T. Garratt & Company S.F. Calif." It had a very resounding tone and could be heard for quite a long distance. Previous to this the court house bell was used to ring the fire alarms.

The steeply pitched, pyramidal peaked roof with white and red alternating banks of straight, octagon and diamond shingles, and gabled dormer windows reflect Victorian architecture. The red and white stripped, shingled, pyramidal roof with the flare at the bottom of the roof and belfry on top give the building its unique appearance.

Fire House No.2 in Old Town was saved by the action of the citizens and in December of 1957 the California Department of Transportation contracted with Acme House Movers of Roseville to move it to the south end of the same block. The community agreed that it be used as a museum. It was repaired and repainted, and has since served as a museum and landmark. After the move a re-dedication ceremony was held complete with a ceremonial champagne christening by the local chapter of the Daughters of the American Revolution before a crowd of several hundred people. During the 1960 Winter Olympics the Olympic flag flew from the flagpole on top of the firehouse.

Fire House No. 2 has been sketched, painted, and photographed by more artists and tourists than any other building for miles around, due to its unusual architecture. Although Fire House No. 2 has been moved it retains its orientation, architectural values, and integrity of design, materials, workmanship, feeling and association.

Developmental history/additional historic context information (if appropriate)

Fire prevention and suppression began in 1851 in the town of Auburn with the establishment of the volunteer fire department and by the turn of the century there would be three volunteer organizations active in the town. The citizenry collected the funds to construct two firehouses in the 1880s and 1890s; one for each end of town. Old Town Auburn citizens met on February 16, 1888 at the Music Hall and organized Auburn Hose Company No. 2. In a few minutes there were 36 names recorded as volunteers and in thirty minutes \$201.00 was collected. Hose Company No. 2 served Old Town Auburn with a fire cart, a pike pole, chain and rope and ladders.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"A Self Guided Walking Tour the Historic Auburn Buildings." City of Auburn, 1988.

Auburn Fire House No. 2

Placer, CA

Gilberg, M.E., Auburn, A California Mining Camp Comes of Age. Gilmar Press: Newcastle, California, 1986.

Harris, Cyril M., Illustrated Dictionary of Historic Architecture. Dover Publications, New York, 1983.

McAlester, Virginia and Lee, A Field Guide to American Houses. Alfred A. Knopf, New York, 1990.

Napoli, Donald S, "Auburn Historic Resources Survey." City of Auburn, June, 12, 1987.

Placer Herald newspaper. Auburn, California.

Smith, Mrs. P.T., Mrs. Earl Lukens, and Mrs. D.W. Lubeck, Auburn Blue Book. Placer County Republican: Auburn, California, 1913.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property

(Do not include previously listed resource acreage.)

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	10	666650	4306810	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel 004-012-06

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the city lot located between Main Street and Washington Street.

Auburn Fire House No. 2

Placer, CA

11. Form Prepared By

name/title Carmel Barry-Schweyer/ Historian

organization _____

date 12 May 2011

street & number 12190 Holly Vista Way

telephone 530-885-4211

city or town Auburn

state CA

zip code 95603

e-mail carmphil@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Auburn Fire House No. 2

City or Vicinity: Auburn

County: Placer

State: CA

Photographer: Carmel Barry-Schweyer

Date Photographed: 12.09.2009, interior 5.5.2011

Description of Photograph(s) and number:

- 1 of 5. Ca, Placer County, Auburn Fire House No. 2, east elevation, camera facing southwest.
- 2 of 5. Ca, Placer County, Auburn Fire House No. 2, northwest elevation, camera facing southeast.
- 3 of 5. Ca, Placer County, Auburn Fire House No. 2, southwest corner, camera facing northeast.
- 4 of 5. Ca, Placer County, Auburn Fire House No. 2, interior, camera facing west wall.
- 5 of 5. Ca, Placer County, Auburn Fire House No. 2., interior, camera facing south wall.

Auburn Fire House No. 2

Placer, CA

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name City of Auburn

street & number 1225 Lincoln Way

telephone 530-885-4211

city or town Auburn

state CA

zip code 95603

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property
Placer, CA

County and State
Architectural and Historic Resources of
Auburn, California

Name of multiple listing (if applicable)

Section number 11 Page 9

Additional Documentation:

- 1 of 4 Historic Fire House No 2 c 1896
- 2 of 4 Historic Fire House No 2 c. 1940
- 3 of 4 Historic Fire House No. 2 c. 1954
- 4 of 4 Historic Fire House No. 2 c 1960

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property
Placer, CA

County and State
Architectural and Historic Resources of
Auburn, California

Name of multiple listing (if applicable)

Section number 11 Page 10

Additional Documentation:

1 of 4 Fire House No 2 c 1896
2 of 4 Fire House No 2 c. 1940
3 of 4 Fire House No. 2 c. 1954
4 of 4 Fire House No. 2 c 1960



EXHIBIT C

City of **Auburn**

1225 Lincoln Way, Auburn, CA 95603 • (530)823-4211 • FAX (530)885-5508
www.auburn.ca.gov

December 6, 2010

California State Parks
Attn: Office of Historic Preservation
Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Post Office Box 942896
Sacramento, CA 94296-0001

Subject: National Register of Historic Places Nomination for
Auburn Public Library (Architectural Resources for Auburn MPS)

Dear Mr. Donaldson,

Thank you for your November 24, 2010 letter informing the City of Auburn of the nomination of the building we own located at 175 Almond Street, Auburn, CA, 95603 (Auburn Public Library). Please note that Ms. Carmel Barry-Schweyer is not the City's Historian, nor was this application submitted on behalf of the City of Auburn.

On June 14, 2010 the Auburn City Council discussed the submittal of five city owned buildings for listing on the National Register of Historic Places. One of the buildings discussed was the building located at 175 Almond Street, which is referred to by Ms. Barry-Schweyer as the Auburn Public Library. At that meeting the City Council by a 4-1 vote decided not to support the nomination of city owned buildings for listing on the National Register of Historic Places at this time. On June 17, 2010 city staff emailed the attached letter to Mr. William Burg, State Historian I, Office of Historic Preservation, notifying him of the Council's decision and requesting removal of the submission.

Again we request that this submittal be removed from consideration. If this cannot be done we request that the Commission decline to place the Auburn Public Library on the National Register of Historic Places.

If you have any questions please call me our Community Development Director, Wilfred Wong, at (530) 823-4211, extension 133.

Sincerely,



Mayor Bridget Powers
City of Auburn



CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

June 17, 2010

William Burg
State Historian I
Registration Unit
Office of Historic Preservation
1416 9th Street, Room 1442
Sacramento, CA 95814

Subject: City of Auburn Submission
National Register of Historic Places

Dear Mr. Burg,

On June 14, 2010 the City Council decided to not support, at this time, the listing of the city owned building on the National Register of Historic Places. The City would appreciate the removal of the submission for the following buildings:

1. Old Town Firehouse (1677 Lincoln Way)
2. Auburn Grammar School (1225 Lincoln Way)
3. Old City Hall (1103 High Street)
4. Carnegie Library (175 Almond Street)
5. El Dorado Street Firehouse (110 El Dorado Street)

If you have any questions please call me at (530) 823-4211, extension 133.

Sincerely,

Wilfred Wong
Community Development Director

City of **Auburn**

1225 Lincoln Way, Auburn, CA 95603 • (530)823-4211 • FAX (530)885-5508
www.auburn.ca.gov

December 6, 2010

California State Parks
Attn: Office of Historic Preservation
Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Post Office Box 942896
Sacramento, CA 94296-0001

Subject: National Register of Historic Places Nomination for
Auburn Public Library (Architectural Resources for Auburn MPS)

Dear Mr. Donaldson,

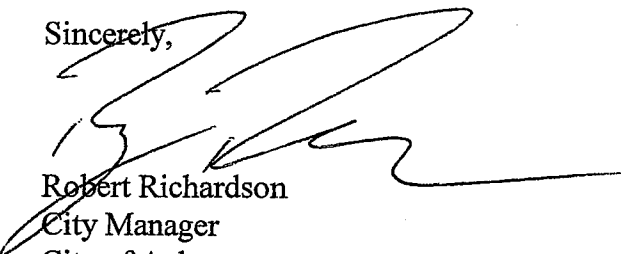
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If you have any questions please call me at (530) 823-4211, extension 192.

Sincerely,



Robert Richardson
City Manager
City of Auburn



CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

June 17, 2010

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State Historian I
Registration Unit
Office of Historic Preservation
1416 9th Street, Room 1442
Sacramento, CA 95814

Subject: City of Auburn Submission
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Dear Mr. Burg,

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2. Auburn Grammar School (1225 Lincoln Way)
3. Old City Hall (1103 High Street)
4. Carnegie Library (175 Almond Street)
5. El Dorado Street Firehouse (110 El Dorado Street)

If you have any questions please call me at (530) 823-4211, extension 133.

Sincerely,

Wilfred Wong
Community Development Director



EXHIBIT D

By **MOTION** direct the Arts Commission to work on a permanent piece donated from the Nisenan tribe and allocating \$4,000 from the general fund for the two remaining pieces for the rotating art program.

MOTION: Hanley/ Kirby/ Approved 5:0

19. **National Register of Historic Places, Nomination of City Buildings**

Director of Community Development Wong presented this item to the Council as outlined in his staff report.

Council Member Holmes wanted to refresh the list of building proposed: Old Town Fire House, the Auburn Grammar School, El Dorado St. Firehouse, Old City Hall, and the Carnegie Library.

Council Member questions followed (1) private buildings originally proposed, (2) renovations on property deemed historic, (3) funds used for these properties, (4) timing of renovations on Fire Houses project, and (5) extra requirements when buildings are on the register.

Council Member Holmes said renovations done with private money on these buildings would not require permission from the State Historic Preservation Office (SHPO).

John Williamson, resident of Auburn and foreman of the Hook and Ladder Association, expressed concerns about being on the registry. He said they are doing renovations as quickly as possible, but are low on funds. He said he would support being on the register in the future when the renovations are completed.

Harvey Roper, businessman in Auburn, spoke in favor of the register, with the exception of the "Old City Hall" building.

Bob Snyder, resident in Auburn, spoke in opposition of the registry. He feels more research should be done before moving forward.

Carmel Barry-Schweyer, resident of Auburn, spoke in more detail about the register and buildings involved.

City Attorney Michael Colantuono covered the legal aspects of listing the buildings on the registry or not.

Council Member Holmes said that listing these building on the registry will be great advertising and promotes the City, he doesn't agree with it being a burden on the City in any way.

Council Member Nesbitt said these buildings should not be listed on a registry until all work is completed on them.

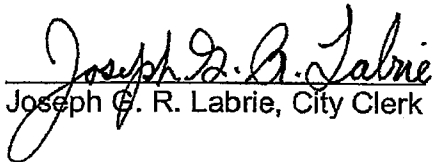
By **MOTION** do not support the nomination of city-owned buildings for listing on the National Register of Historic Places at this time. Staff will send a letter of notification to the California State Office of Historical Preservation stating the City is declining to support the listing at this time.

MOTION: Hanley/ Nesbitt/ Approved 4:1 (Holmes voted no)

Mayor Powers **adjourned** the meeting without objection at 10:36 p.m.



Bridget Powers, Mayor



Joseph G. R. Labrie, City Clerk

EXHIBIT E





Report to the Auburn City Council

Action Item

Agenda Item No.

City Manager's Approval

To:	Mayor and City Council Members
From:	Wilfred Wong, Community Development Director
Date:	June 14, 2010
Subject:	National Register of Historic Places, Nomination of City Buildings

The Issue

Shall the City Council support the nomination of city owned buildings for listing on the National Register of Historic Places?

Conclusions and Recommendation

- A. By Motion support the nomination of city owned buildings for listing on the National Register of Historic Places. If the Council decides to support the nomination, Council member Holmes has drafted a proposed letter (Exhibit A).

OR

- B. By Motion do not support the nomination of city owned buildings for listing on the National Register of Historic Places. Staff will send a letter of notification to the California State Office of Historical Preservation.

Background

On February 22, 2010 the City Council considered Council member Holmes request to support the nominations of city owned buildings for listing on the National Register of Historic Places. The Council requested further staff analysis (Exhibit B).

Staff obtained information from the web sites for the California Office of Historic Preservation and the National Park Service; and discussed the proposal with six architects, two historical consultants, a structural engineer for preparation of Historic Structure Reports, and with staff from several cities.

California Environmental Quality Act (CEQA)

First, note that having a building on the National Register of Historic Places will mean that it will become a historical resource and will be considered significant for purposes of CEQA. The guide for mitigation will be the Secretary of Interior's Standards for the Treatment of Historic Properties

(Exhibit C). The Secretary of the Interior provides four distinct but interrelated approaches to the treatment of historic properties:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Below are excerpts from the California Office of Historic Preservation web site.

Per the California Office of Historic Preservation (http://ohp.parks.ca.gov/?page_id=21237):

"The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. The National Register is administered by the National Park Service, which is part of the U. S. Department of the Interior."

Per the California Office of Historic Preservation (http://ohp.parks.ca.gov/?page_id=1056):

"Resources listed in the National Register, ... are automatically listed in the California Register."

Per the California Office of Historic Preservation
(http://ohp.parks.ca.gov/default.asp?page_id=21724):

"Historical resources are recognized as part of the environment under CEQA (PRC Sections 21002(b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA."

Per the California Office of Historic Preservation
(http://ohp.parks.ca.gov/default.asp?page_id=21721):

“Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment.”

Per the California Office of Historic Preservation
(http://ohp.parks.ca.gov/default.asp?page_id=21726):

“Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC Section 5020.1(q)).

While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.”

Per the California Office of Historic Preservation
(http://ohp.parks.ca.gov/default.asp?page_id=21727):

“A project that has been determined to conform with the Secretary of the Interior’s Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). In fact, in most cases if a project meets the Secretary of Interior’s Standards for the Treatment of Historic Properties it can be considered categorically exempt from CEQA (14 CCR Section 15331).

Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project (e.g., retaining rather than removing a character-defining feature, reducing the size or massing of a proposed addition, or relocating a structure outside the boundaries of an archeological site).”

Once a building, public or private, is placed on the National Register of Historic Places there will be a loss of flexibility under CEQA when determining significance of a project.

Process and Cost

There is no requirement that improvements must take place after a building is placed on the National Register of Historic Places, but when improvements do occur the Secretary of the Interior’s Standards for the Treatment of Historic Properties will be the guide to mitigate any impact. If it is the Council’s desire to have buildings on the Register, the city can plan for needed improvements to provide adequate time to process the project and allocate the necessary funds.

For background information on the process and cost, two examples are included for the Council to review. One example is the City of Lincoln Carnegie Library roofing project (Exhibit D) and the other example is the Packard Library roofing project in the City of Marysville (Exhibit E).

Note a building's interior and the building site are part of the Secretary of the Interior's Standards for the Treatment of Historic Properties (Exhibit C). If portions of the building's interior or site are found to be part of the historical context, the Secretary of the Interior's Standards would be used.

Additional time and funds will be needed to meet the Secretary of the Interior's Standards.

Historic Structure Reports

After a building is on National Register of Historic Places one can choose to complete a Historic Structure Report. Per the National Park Service (<http://www.nps.gov/hps/tps/briefs/brief43.htm>):

A historic structure report provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project-repair, rehabilitation, or restoration-and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

The City of Sacramento has decided to prepare Historic Structure Reports for their buildings on the Register to provide guidance for their facilities staff. These reports are not required to be approved by the State Historic Preservation Office (SHPO), but it is a good practice to do so in case some federal undertaking takes place (e.g. funding).

If there's a desire to have a Historic Structure Report for one of the city buildings, the cost would be approximately \$5,000 for each building.

For information about the preparation and use of Historic Structure Reports see Exhibit F.

Grants and Incentives

Most of the grants and incentives currently available benefit private properties. Financial programs that could assist a publicly owned building would be part of a competitive process and subject to availability of funds. Per the California Office of Historic Preservation (http://ohp.parks.ca.gov/?page_id=1073):

Despite a variety of funding sources from federal, state and private sources, historically and for the foreseeable future there are more historic preservation projects than funding available. Those seeking funding for historic preservation

projects must be diligent and persistent in seeking out and competing for grant funds that do exist. In addition to state and local programs, many local governments and non-profit organizations sponsor grant or loan programs for preservation of historical resources within their jurisdictions.

For more information about grants and other incentive programs see Exhibit G.

Alternatives Available to Council; Implications of Alternatives

- A. Support nomination of city owned buildings for listing on the National Register of Historic Places.
- B. Do not support nomination of city owned buildings for listing on the National Register of Historic Places.

Fiscal Impacts

None at this time.

Additional Information

Please see the following Exhibits for more details:

- A. Draft letter provided by Council member Holmes supporting nomination of city owned buildings for listing on the National Register of Historic Places.
- B. February 22, 2010 City Council minutes and staff report.
- C. Secretary of Interior's Standards for the Treatment of Historic Properties.
- D. City of Lincoln Carnegie Library roofing project.
- E. Packard Library roofing project in the City of Marysville.
- F. Historic Structure Reports.
- G. Grants and Incentives.



EXHIBIT A

DRAFT

June 14, 2010

Mr. Milford Wayne Donaldson
Office of Historic Preservation
Department of Parks and Recreation
PO Box 942896
Sacramento, CA 94269-0001

Dear Mr. Donaldson,

This is in response to your letters dated January 11, 2010, advising the City of Auburn regarding several city owned buildings which have been nominated for listing on the National Register of Historic Places.

The nominations have been reviewed by the city staff and the Auburn City Council, which fully supports the addition of these properties on the National Register. In addition, we support the nomination of private properties which have been sent to your office.

These public and private buildings represent the historic thread that has built this community for over a century and a half. These institutions form the basis for bringing the people of the area together and contribute to the vitality that is the City of Auburn.

Listing on the National Register of Historic Places will assist us to promote the history of the area as we move forward with the Geotourism Project sponsored by the National Geographic Society and the Sierra Business Council.

I would like to invite the State Historical Resources Commission to conduct its next quarterly meeting in the City of Auburn. Please contact Council Member Mike Holmes to assist with arrangements at 530.889.2780.

Sincerely,

Bridget Powers
Mayor



EXHIBIT B

11. **Proposal to Designate Properties for Listing on the National Historic Register**

Council Member Holmes asked for the approval to send a letter of support to the California State Office of Historical Preservation regarding the publically owned buildings that are nominated for listing on the National Historic Register. He said the more buildings we can get on the Historical Register, the more tourists will be attracted to the area. The nominated buildings are:

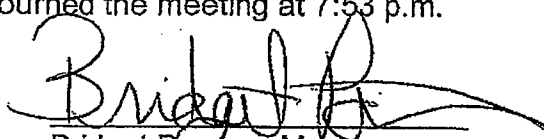
Old Town Firehouse	Old City Hall
Old Fellows Hall	Carnegie Library
Auburn Grammar School	St Luke's Church
Masonic Building	Placer County Bank
El Dorado St Firehouse	Auburn Drug Company


Council Member questions follow regarding: (1) the effect listing on this register would have on the buildings, (2) the process to renovate a building on the register, (3) cost implications and benefits (4) an analysis of cost difference when registered.

By **MOTION**, request further staff analysis on the City properties nominated including renovations costs, benefits, obligations and to consult other Cities that have designated other public buildings on the register, to report back to Council at a future date for determination.

MOTION: Hanley/Nesbitt/Approved 4:0 (Absent: Kirby)

Mayor Powers, without objection, adjourned the meeting at 7:53 p.m.


Bridget Powers, Mayor


Joseph G. R. Labrie, City Clerk



*Report to the
Auburn City Council*

Agenda Item No.

11

[Signature]
City Manager's Approval

To: Mayor and City Council
From: Robert Richardson, City Manager
Date: February 22, 2010
Subject: Proposal to Designate Properties on to The National Historic Register

The Issue

Shall the City Council hear a presentation by Councilman Holmes on his work to designate several public and private properties on the National Historic Register?

Conclusion and Recommendation

That the City Council hear the presentation by Councilman Holmes and provide direction to staff.

Background

Councilman Holmes has been working independently with members of the community to have several public and private buildings places on the National Historic Register.

Alternatives

Approve recommendation.
Deny recommendation.
Request staff analysis.

Fiscal Impact

Typically, renovation costs on designated structures are higher due to SHIPO requirements however staff has not performed an analysis on this issue. Additionally, grant funds are also periodically available to assist in property renovation.

Attachments

Memo from Councilman Holmes.

AUBURN BUILDINGS NOMINATED FOR THE NATIONAL REGISTER

The following buildings in the City of Auburn are in the process of being nominated for listing on the National Register of Historic Places. Old Town Auburn is already registered as a Historic District.

1. Old Town Firehouse
2. Odd Fellows Hall
3. Auburn Grammar School (current City Hall)
4. Masonic Building
5. Old City Hall (former Boys and Girls site)
6. Carnegie Library
7. St. Luke's Church
8. Placer County Bank Building (current Union Bank)
9. Auburn Drug Company
10. El Dorado Street Firehouse

The California State Office of Historical Preservation is processing the nominations and has requested we submit a letter of support or non-support for the city owned properties. Privately owned properties have received individual letters requesting any comments.

Once the nomination is completed the Office of Historical Preservation will schedule a hearing before the State Historical Resources Commission at a future meeting. If approved, the nomination will be forwarded to the Department of the Interior for a final determination.

I believe listing on the National Register will provide the city with additional tourist interest in the Auburn area.

EXHIBIT C



EXHIBIT C

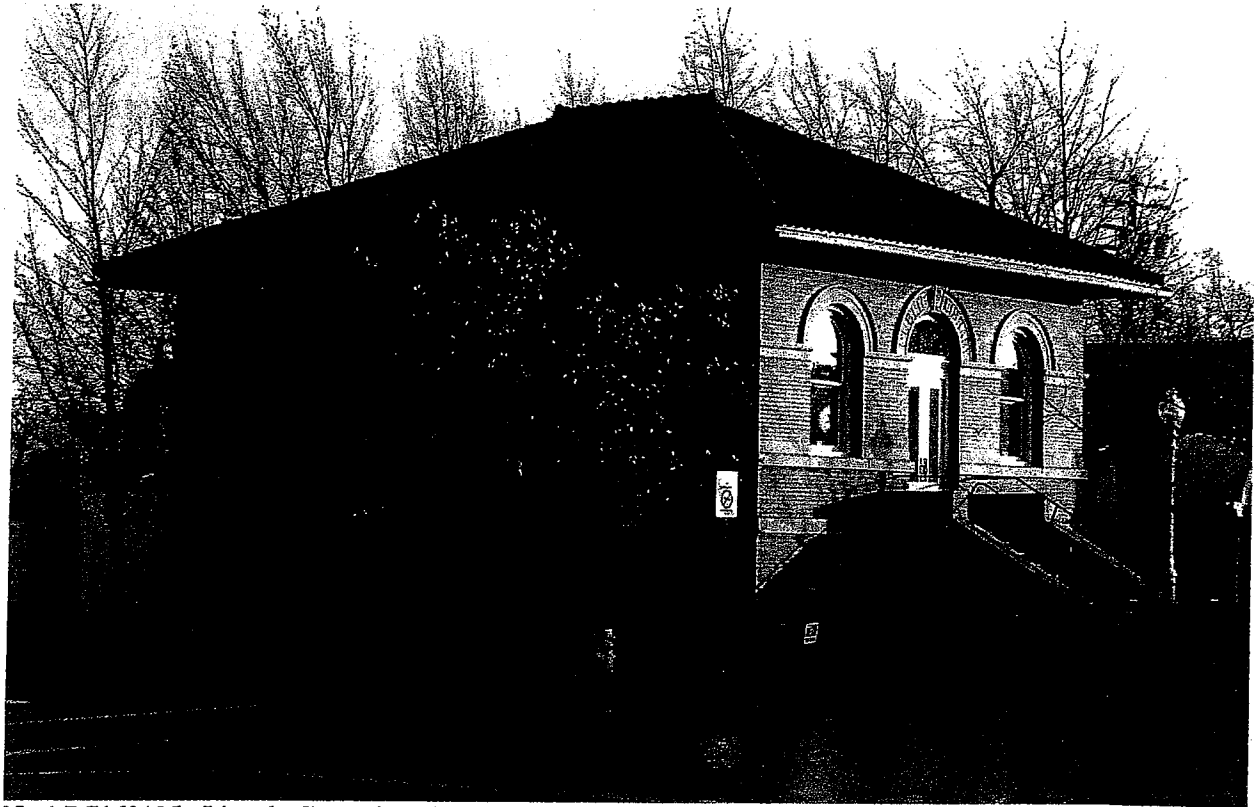
Secretary of Interior's Standards for the Treatment of
Historic Properties

<http://www.nps.gov/hps/tps/standards/index.htm>

Each Council member received a copy of this document.
You can review the document at the web site noted above,
or if you wish a printed copy contact the Community
Development Department

EXHIBIT D

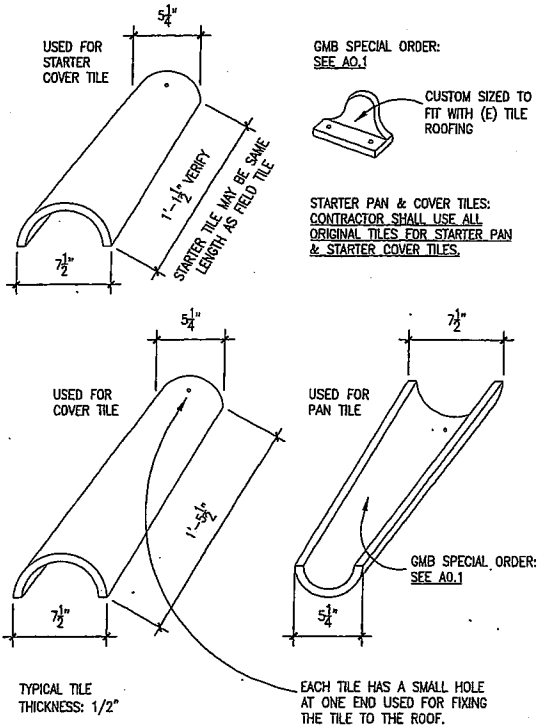




No.1 PC160105 Lincoln Carnegie Public Library looking Northeast.

MISSION TILE

THE TAPERED FIELD TILE BELOW WAS ORIGINALLY MANUFACTURED IN 1909 BY GLADDING McBEAN & COMPANY UNDER THE NAME "MISSION TILE". THESE TILES ARE NO LONGER MANUFACTURED BY GMB.

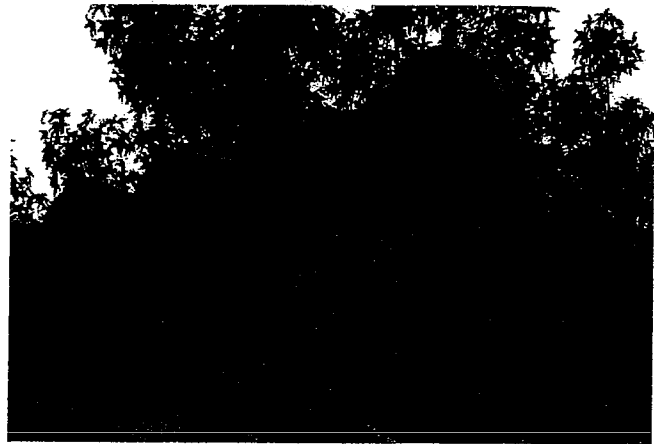


BID RESULTS: September 14, 2006 3:00 PM

Apparent low bid from:

Advanced Roofing Chico, CA	\$37,480.00 base bid
Painting work:	8,540.00 additive
Roofing and painting work	46,020.00
Gladding McBean special order	17,685.25
Total construction	\$63,705.25

GMcB current custom products schedule 105-days from signed contract, if contract is signed September 15, 2006 product availability is December 29, 2006.



Special order ram pressed tapered clay roofing tile

Bell hip, three-way terminal and decorative ridge tiles

**Western Sierra
Architects &
Associates Ltd.
101 Orange St.
Auburn, Ca. 95603
530-885-6236**

RICHARD E. WYATT, ARCHITECT



Bid Drawings

SETS TO: OWNER, CLADDING MECHANICAL,
BUILDER'S EXCHANGES, CONTRACTORS



Roofing Project:

Carnegie
Public
Library

590 Fifth Street
Lincoln, CA

Notes, Roof Plan

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION WORK UNTIL IT IS APPROVED BY THE ARCHITECT AND THE OWNER. NO PART OF THIS DOCUMENT AS ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WESTERN SIERRA ARCHITECTS & ASSOCIATES.

A0.1

ABBREVIATIONS

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ROOF BLANK

[illegible]

BRIEF HISTORY

[illegible]

GMB TILE

[illegible]

NOTICE

[illegible]

CONTACTS

	<p> OWNER: 501 WEST 501 WEST STREET UNION, CA 95404 ESTHER FEIN, UNION 501 WEST STREET UNION, CA 95404 (415) 644-7212 </p>	<p> INDEX </p>	<p> ARCHITECTURAL A01 ROOF PLAK MIXES A02 PHOTOS, SPECIFICATIONS A11 UNITS ELEVATIONS A12 SITE PLANS, DETAILS </p>
<p> OWNER: 501 WEST 501 WEST STREET UNION, CA 95404 ESTHER FEIN, UNION 501 WEST STREET UNION, CA 95404 (415) 644-7212 </p>	<p> INDEX </p>	<p> ARCHITECTURAL A01 ROOF PLAK MIXES A02 PHOTOS, SPECIFICATIONS A11 UNITS ELEVATIONS A12 SITE PLANS, DETAILS </p>	<p> ARCHITECTURAL A01 ROOF PLAK MIXES A02 PHOTOS, SPECIFICATIONS A11 UNITS ELEVATIONS A12 SITE PLANS, DETAILS </p>

COMMUNITY MAD

ROOFING WORK

ROOFS ALSO: REMOVE WARPED TRELLIS THAT NOT ADAPTED IMPERIAL RISERS. THIS IS THE ONLY ONE AND MUST BE REPLACED WITH A NEW ONE. REPAIR ALL ROOFING DAMAGE TO THE ROOFING MATERIALS. REPAIR ALL DAMAGED ROOFING MATERIALS. REPAIR ALL DAMAGED ROOFING MATERIALS. REPAIR ALL DAMAGED ROOFING MATERIALS.

AMB SPECIAL OFF

THESE ARE THE MOST IMPORTANT REPAIRS THAT CAN BE MADE TO A ROOF WITHOUT THE NEED FOR A COMPLETE REBUILD. THESE REPAIRS INCLUDE:

- 1. REPLACING MISSING OR DAMAGED SHINGLES.
- 2. REPLACING MISSING OR DAMAGED FLASHING.
- 3. REPLACING MISSING OR DAMAGED GUTTERS.
- 4. REPLACING MISSING OR DAMAGED DOWNSPOUTS.
- 5. REPLACING MISSING OR DAMAGED ROOF VENTS.
- 6. REPLACING MISSING OR DAMAGED ROOF BRACKETS.
- 7. REPLACING MISSING OR DAMAGED ROOF BRACKETS.
- 8. REPLACING MISSING OR DAMAGED ROOF BRACKETS.
- 9. REPLACING MISSING OR DAMAGED ROOF BRACKETS.
- 10. REPLACING MISSING OR DAMAGED ROOF BRACKETS.

THESE REPAIRS CAN BE MADE BY A ROOFER OR A HOMEOWNER. IF YOU ARE A HOMEOWNER, YOU SHOULD CONSULT A ROOFER BEFORE ATTEMPTING ANY OF THESE REPAIRS. IF YOU ARE A ROOFER, YOU SHOULD CONSULT A ROOFER BEFORE ATTEMPTING ANY OF THESE REPAIRS.

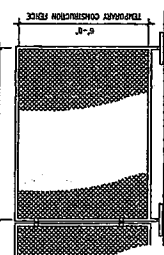
4IP/RIDGE TILES:

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THE GMB SPECIAL ORDER

CLAY TILE REMOVAL:

(c) DECORATIVE MAPS, DECORATIVE PROFILES AND TAPERED FIELD TILES THAT ARE NORMALLY SET INTO JOINTS AND COORDINATE WITH ARCHITECTURAL DECORATION.



3/4" OF CONSTRUCTION BRIDGE	2/6/01
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1/14 CB CONSTRUCTION FENCE 3/8
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VICINITY MAP

Western Sierra
Architects &
Associates Ltd.
101 Orange St.
Auburn, Ca. 95603
530-985-6236

ROBERT E. WART, ARCHITECT



ARCHITECT

City of
Lincoln
1000-545-3807 FAX 516-545-7924

Roofing Project:

Carnegie
Public
Library

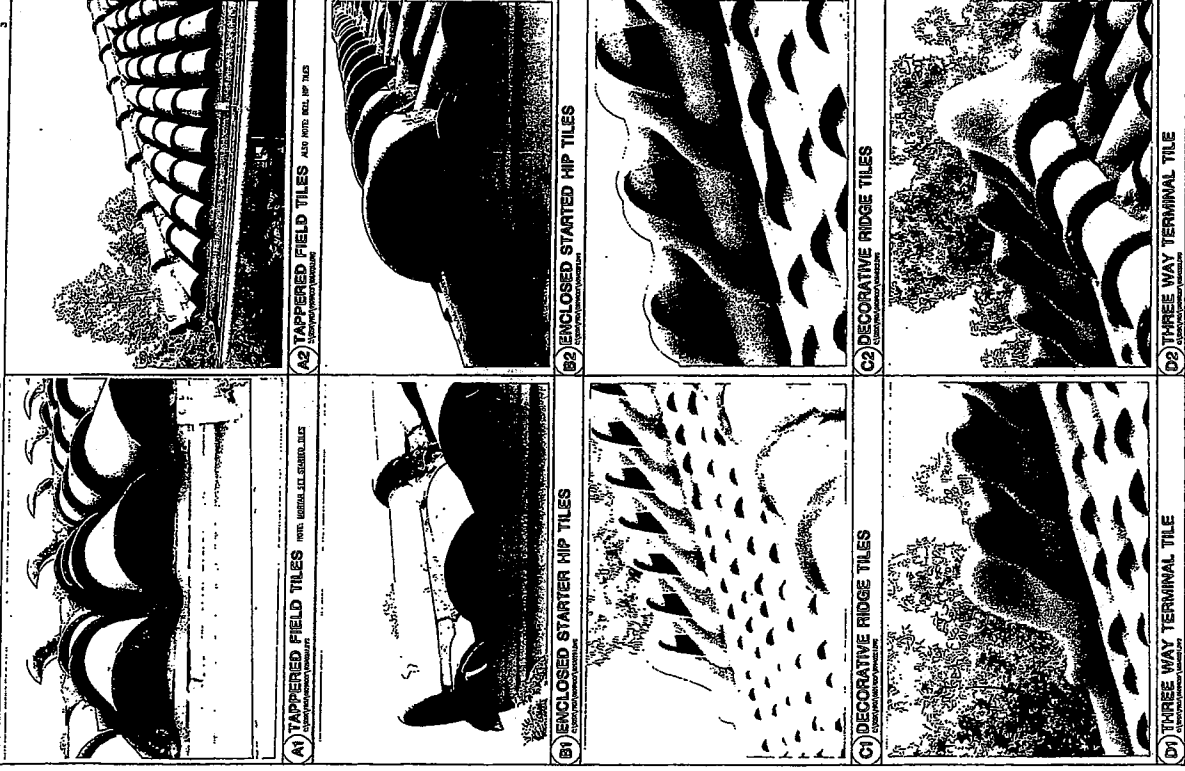
590 Fifth Street
Lincoln, CA

Photos, Specs

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DIVISION 97 - ROOFING, WOOD	DIVISION 100 - ROOFING, WOOD



(3) SPECIFICATIONS, CITY OF LINCOLN, COORDINATE WORK

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Architects &
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Auburn, Ca. 95603
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RICHARD E. WATY, ARCHITECT



ARCHITECT

Lincoln
114-544-7000 FAX 114-544-7024
OWNER

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WESTERN SIERRA ARCHITECTS & ASSOCIATES
DRAWING NUMBER: 1-1/2-1

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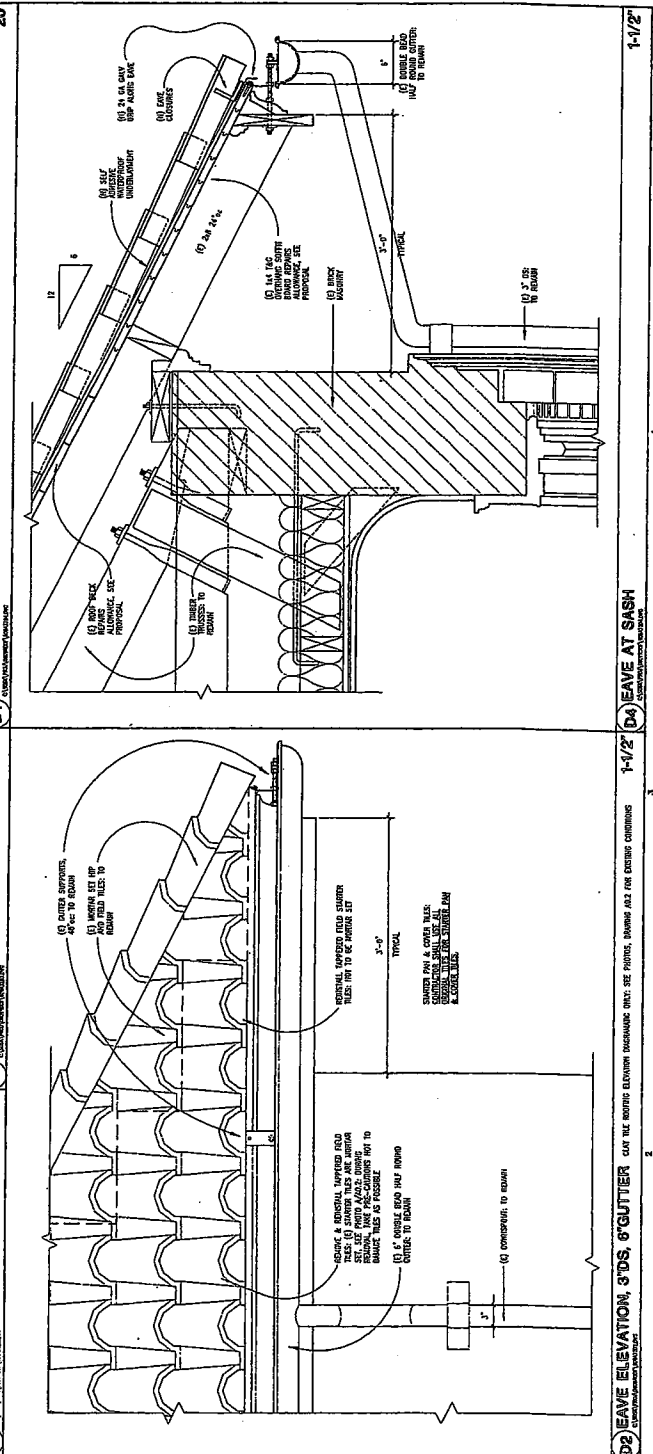
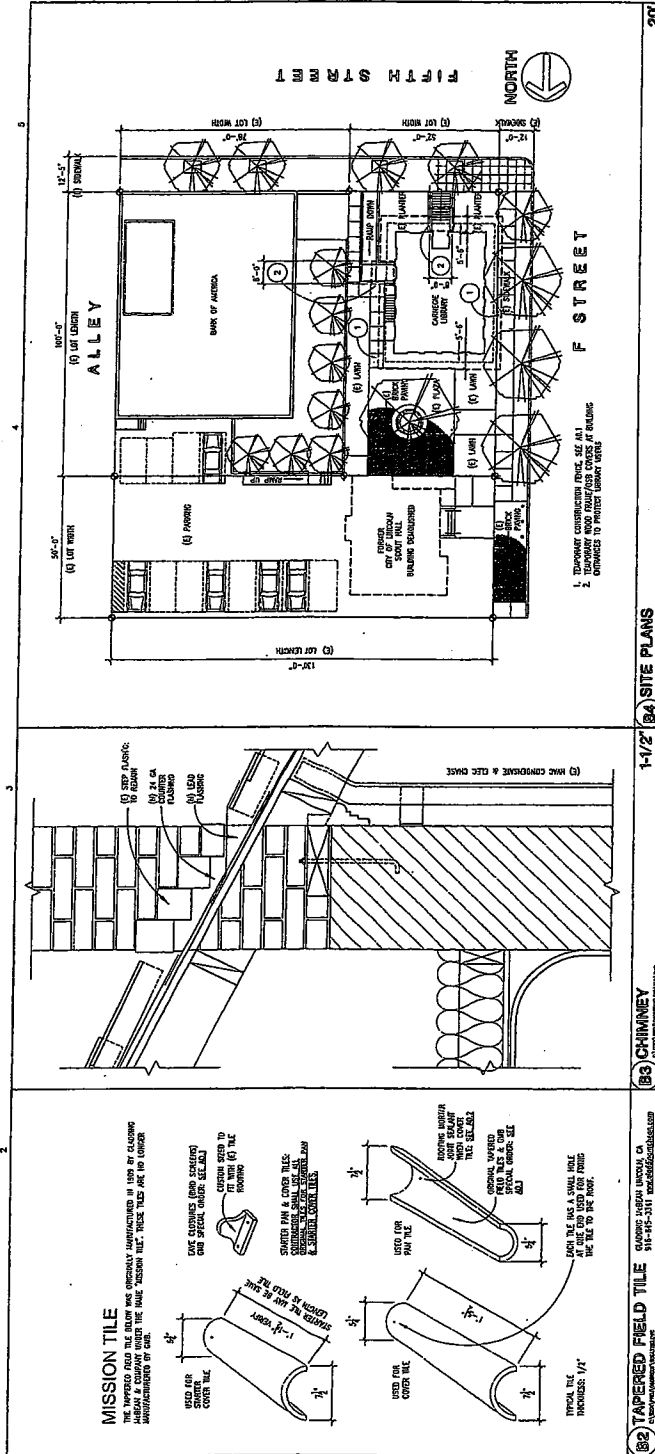


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Western Sierra Architects and Associates Ltd.

101 Orange Street Auburn, CA 95603

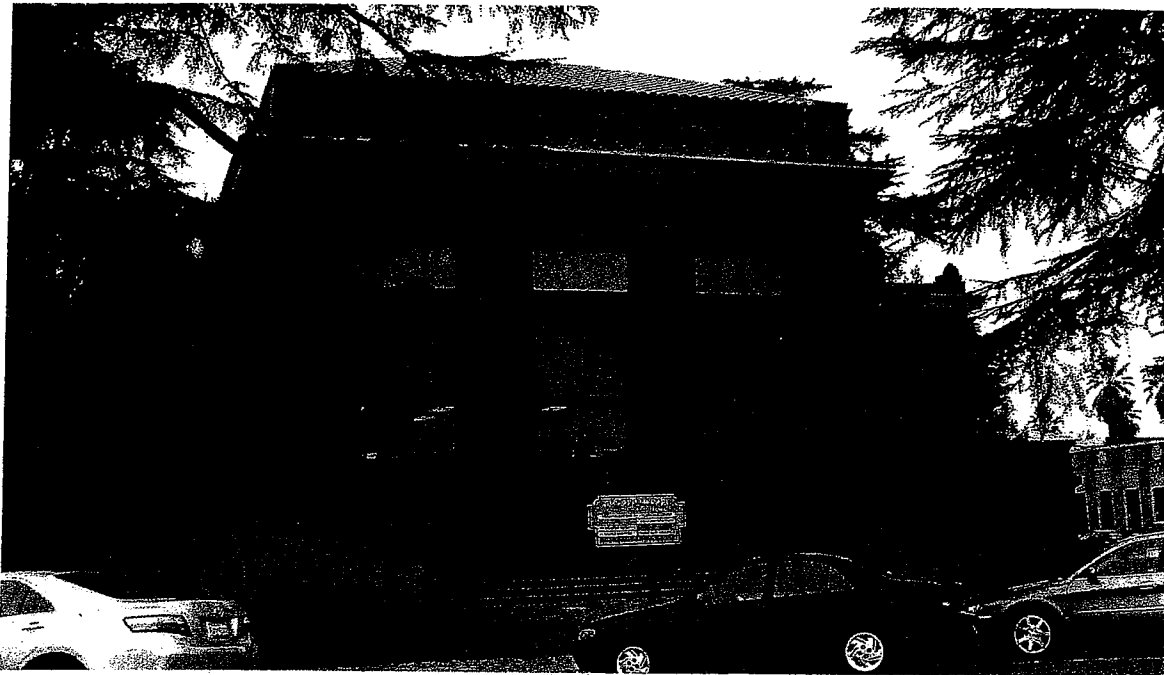
(530) 885-6236 FAX 885-6238

CITY OF MARYSVILLE Attn: Gary Price
 ROOFING PROJECT: HISTORIC PACKARD LIBRARY
 301 4th Street Marysville, CA

File No. 0415

Secretary of the Interior's STANDARDS FOR HISTORIC PRESERVATION PROJECTS

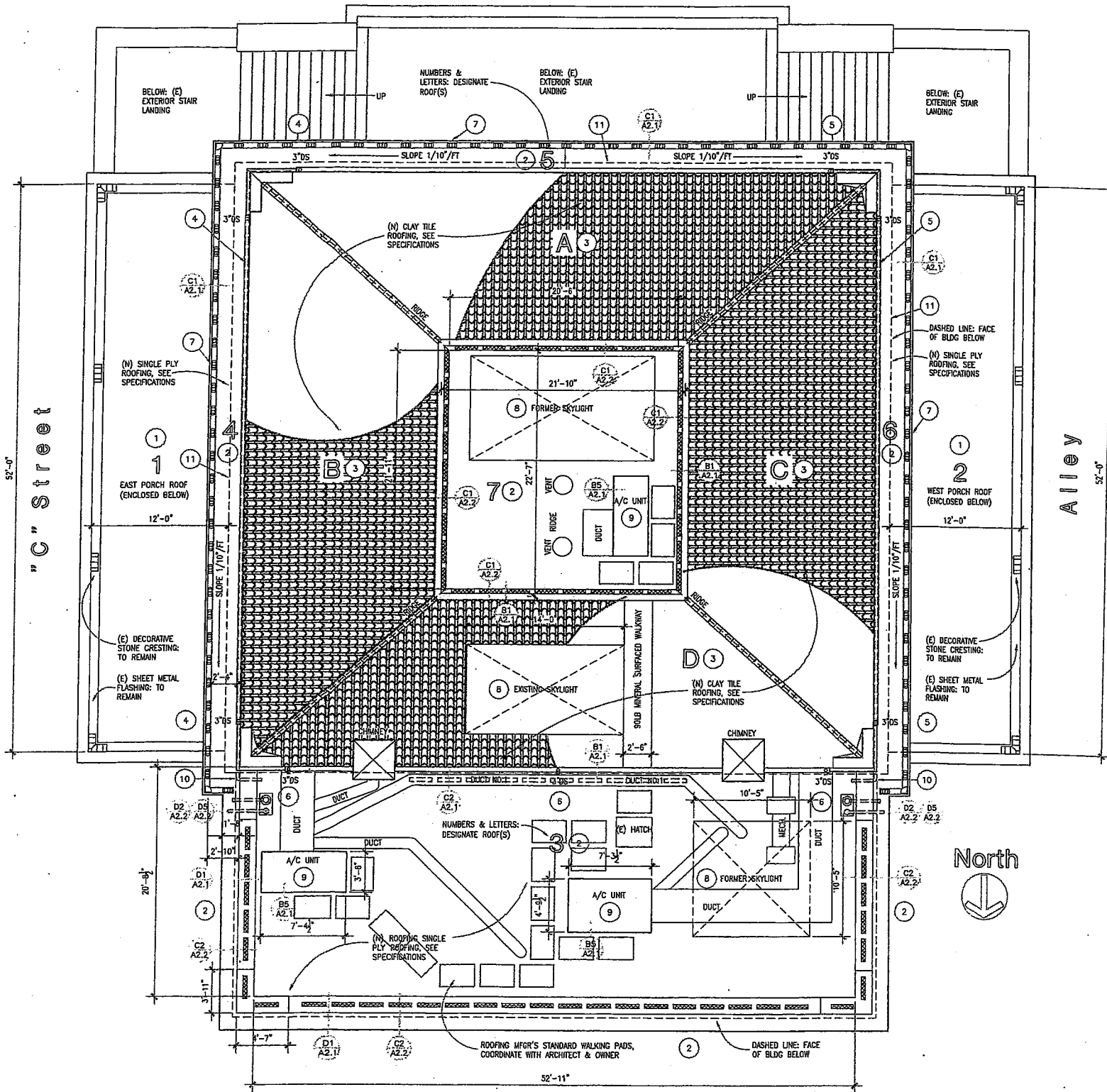
1. On November 20, 2006 we viewed the completed single ply and clay tile roofing work by Advanced Roofing Chico, CA in accordance with the construction drawings the completed roofing work retains the original decorative sheet metal cornices at Roofs 3, 4, 5 & 6. Clay roofing tile has been reinstalled at upper Roofs A, B, C & D. The sheet metal cornices have been re-painted to match the Packard Library's Santa Cruz Sandstone.
2. Because of construction costs: no roofing work was planned at Roofs 1 & 2, the East and West Porches. Painting of the cornices at these porches was not included in the roofing work scope.
3. The roofing work complies with the "Secretary of the Interior's Standards for Historic Preservation Projects." Also refer to attached photos of completed roofing work at Roof 3.



ABOVE: South Elevation facing C Street new gutter at clay tile roofing installed and painted, cornice below roofs 4, 5 & 6 is painted.
 LEFT: West Elevation facing Alley new gutter at clay tile roofing installed and painted, no roofing work included at the West Porch roof below.

COPIES TO: J.Nicoletti, J.Siller, G.Price, L.Woodward

4th Street



Roofing Project:
Historic Packard Library 301 4th St Marysville, CA

BID RESULTS

Thursday, April 27, 2006 2:00 PM

Job No. 0415

GENERAL CONTRACTOR Location	PROPOSAL Form	ADDENDA 1	BID BOND Submitted	Experience Statement	SUBS LIST Submitted	BASE BID Roofs A,B,C,D,7	ADDITIVE 1 Roof 3	ADDITIVE 2 Roofs 4,5,6
C&C Construction Rocklin, CA								
Hudspeth Corporation Yuba City, CA								
PnP Construction Rocklin, CA								
Waters Contracting Folsom, CA								
Western Single Ply Loomis, CA								
Kodiak Roof'g Waterpf'g Loomis, CA								
California Single Ply Rocklin, CA								
Advanced Roofing Chico, CA	X	X	X	X	X	77,950	35,400	34,300
TBT Roofing Loomis, CA								
Alpine Roofing Yuba City, CA								
Horizon Roofing Shingle Springs, CA								
George Roofing Oroville, CA								

1. Documents distributed to five (5) Builder's Exchanges: Sacramento, Roseville, Yuba City, Chico, Auburn.
2. Documents distributed to four (4) General Contractors and eight (8) Roofing Contractors.

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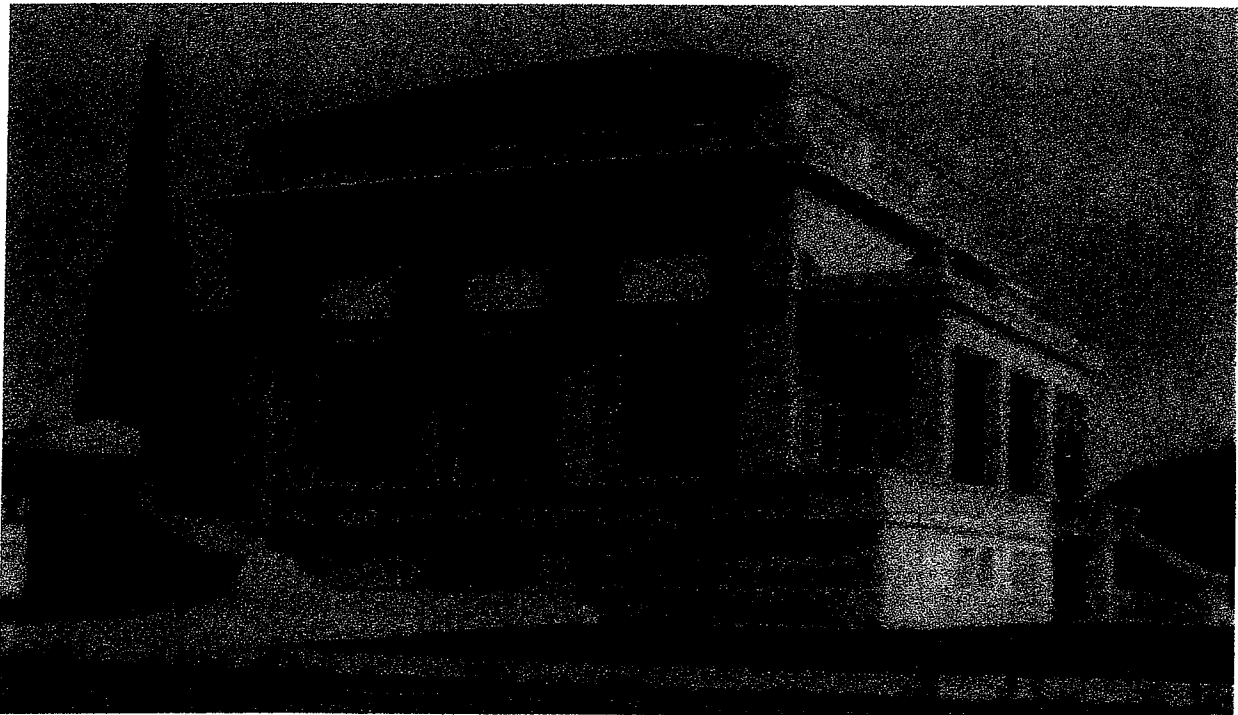
SUTTER YUBA FRIDAY NIGHT LIVE Attn: John Nicoletti, Janet Siller
ROOFING PROJECT: HISTORIC PACKARD LIBRARY
301 4th Street Marysville, CA

File No. 0415

CORNICEWORK, GUTTERS, ETC

8-1/2" x 11" Brush-outs

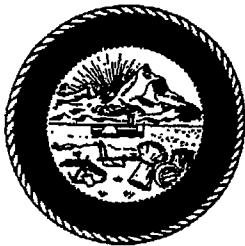
1. On September 21, 2006 four (4) Dunn Edwards Paints colors were selected that would blend with the Packard Library's Santa Cruz Sandstone. The Painting Contractor needs to provide 8-1/2"x11" color brush-outs to place on the building near the existing cornice work to review in the field. If necessary two (2) brush-outs can be joined together to provide four (4): 11"x17" color samples for viewing.
2. Refer to attached Memo 4: regarding providing paint color brush-outs for the Owner's final cornice work, gutters, flashings, downspouts color selection.



ABOVE: Hand colored postcard prior to November 1908 when the five light bronze electroliers were added to the South staircases. Note postcard colors showing cornice work blending with stone color and sash color matching marble panels above.

LEFT: Roofing project underway September 21, 2006, Contractor is installing sheet metal and underlayments. Clay tile roofing materials at upper roof are ready for installation.

COPIES TO: J.Nicoletti, J.Siller, G.Price, L.Woodward



CITY OF MARYSVILLE

526 "C" Street • P.O. Box 150 • Marysville, CA 95901

CITY SERVICES DEPARTMENT
David B. Lamon, P.E., Director
(530) 749-3902

Public Works	(530) 749-3902
Planning	(530) 749-3904
Building	(530) 749-3904
Fax	(530) 749-3991

April 12, 2005

Ms. Janet Siller
Friday Night Live
301 Fourth Street
Marysville, CA 95901

Dear Ms. Siller:

Re: State Office of Historic Preservation Comments on Proposed New Roof and Painting of the Packard Library Building, 301 Fourth Street, Marysville

Attached are comments received from the State of California Office of Historic Preservation (SHPO) relative to the Memorandum of Agreement (MOA) for the above referenced project. This SHPO letter will serve as public record that SHPO has been consulted, that the project will be constructed in accordance with the Secretary of the Interior's Standards, and environmental clearance has been obtained in accordance with Stipulation No. 1 of the MOA which states:

"The City shall ensure that the design of the undertaking is compatible with the historic and architectural qualities of the Packard Library Building and is consistent with the recommended approaches for rehabilitation set forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (National Park Service, 1995) and that the design and specifications for the project are developed in consultation with the SHPO and submitted to the SHPO for approval."

This SHPO letter also supplements Condition No. 4 of Design Review Application DR05-12 which states:

Ms. Janet Siller
Page 2
April 12, 2005

"In accordance with the Memorandum of Agreement between the City of Marysville and the California State Historic Preservation Office (SHPO) regarding the rehabilitation of the Packard Library Building, as executed by the City on July 14, 2004, the California State Preservation Office on August 10, 2004, and by the applicant on July 22, 2004, the project shall be approved by SHPO prior to commencing project construction and prior to securing a building permit from the City."

It is noted that Condition No. 5 of Design Review DR05-12 requires that the paint colors be approved by the City Planning Department prior to commencing project construction as follows:

"A color analysis of the building shall be conducted to determine the original building colors. New building painting shall incorporate consistent colors from the color analysis. Prior to repainting the building, the color analysis and new paint colors shall be submitted for review and approval by the Planning Department. If new colors are significantly different from the City's Historic Color Pallet, new colors shall be referred to the Architectural Review Board for determination."

SHPO comments further define what the actual colors need to be. Please let this guide us in the final selection, review and approval of the building colors.

Please feel welcome to contact this office should you have any questions or need further assistance.

Sincerely,



Gary W. Price
Community Development Coordinator

GWP:jls

attachments: April 7, 2005, Letter from SHPO

cc: Richard Wyatt, Architect
David Wilkenson, Mercy Housing
Dave Lamon, City Services Director
Katie Schleich, Assistant Planner
DR05-12, CDBG FNL files

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6824 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov



April 7, 2005

REPLY TO: HUD040213H

Gary W. Price
Community Development Coordinator
City of Marysville
P. O. Box 150
Marysville, CA 05901

Dear Mr. Price:

RE: REHABILITATION OF PACKARD LIBRARY BUILDING

Thank you for forwarding plans for the re-roof the library pursuant to the terms of the Memorandum of Agreement executed in August 2004.

The work involves the re-roof of the historic library with mission tiles per historic photographs, and to re-paint the exterior painted surfaces, including the complex decorative sheet-metal cornice. Currently, the cornice is painted rustoleum-red (a misguided decorator-inspired scheme). Historically, old photos and postcards show the cornice was painted to read visually as grey stone, matching the original—and still extant—Colusa-stone cladding. It is quite likely that, before the renovation that painted the cornice red, the cornice wore a sanded paint, a technique that once was liberally used (Mt. Vernon) to convey a stone texture to a lesser substrate. This likelihood should be investigated, but in any event, the finish should be a dull, matte finish, lacking any reflectivity, matching both the color and the texture of the vintage Colusa-stone. With these conditions, the project would appear to conform to the Secretary of the Interior's Standards. Finally, it would appear that other trim colors could possibly be fairly ascertained from the numerous old colored postcards still extant.

If you have questions related to the rehabilitation plans feel free to contact Robert Mackensen, Senior Restoration Architect, at (916) 653-3998 or at Bmack@ohp.parks.ca.gov. General questions should be addressed to Lucinda Woodward, Supervisor of the Local Government and Information Management Unit at (916) 653-9116 or at Lwood@ohp.parks.ca.gov.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

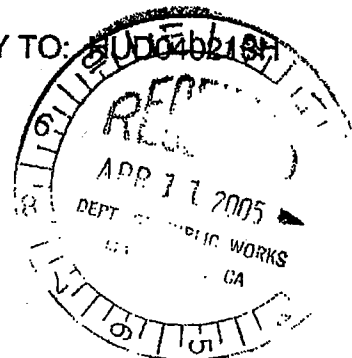
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April 7, 2005

REPLY TO:



Gary W. Price
Community Development Coordinator
City of Marysville
P. O. Box 150
Marysville, CA 05901

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Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF MARYSVILLE
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE REHABILITATION OF THE PACKARD LIBRARY BUILDING,
301 4TH STREET, MARYSVILLE**

WHEREAS, the City of Marysville (City) has determined that the rehabilitation of the Packard Library Building, 301 4th Street, Marysville, California (undertaking) will have an effect upon a property listed in the National Register of Historic Places and has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f); and

WHEREAS, THE City, through Title 1 of the Housing and Community Development Act of 1974 (42 U.S.C. § 5301 et seq.) (Community Development Block Grant Program) will assist in the undertaking; and

WHEREAS, the City of Marysville is a Certified Local Government pursuant to Section 101 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 61; and

WHEREAS, Friday Night Live, owner of the Packard Library Building, has participated in the consultation and has been invited to concur in this Memorandum of Agreement (Agreement);

NOW, THEREFORE, the City and the California SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

The City will ensure that the following measures are carried out:

1. The City shall ensure that the design of the undertaking is compatible with the historic and architectural qualities of the Packard Library Building and is consistent with the recommended approaches for rehabilitation set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (National Park Service, 1995) and that the design and specifications for the project are developed in consultation with the SHPO and submitted to the SHPO for approval.
2. Plans and specifications for the project shall be forwarded to the City's Architectural Review Board (ARB), who acts for the City's Planning and Historic Preservation Commission, for their review and comment. Copies of the ARB's comments shall be forwarded to the SHPO within five (5) days of their project review.
3. If the City is unable to develop a design that is compatible with the *Standards*, and prior to the alteration of the Packard Library Building, the City shall contact the SHPO to determine the level and kind of recordation that is required for the property.

Unless otherwise agreed to by the SHPO, the City shall ensure that all documentation is completed and accepted by the SHPO prior to the alteration, and that copies of this documentation are made available to the SHPO and to the Yuba County Library

4. The City will require that the work described in stipulation 3, above, will be carried out by or under the direct supervision of a person(s) who meets the appropriate Professional Qualifications Standards outlined in *Archeology and Historic Preservation* (48 Federal Register 44738-39)
5. Should any signatory object at any time to the matter in which the terms of this Agreement are implemented, the City shall consult with the objecting party(ies) to resolve the objection. If the City determines within fifteen days of receipt that such objection(s) cannot be resolved, the City will forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation (Council) in accordance with 36 CFR § 800.2(b)(2). The City in reaching a final decision regarding the dispute shall take any Council comment provided into account. The City's responsibility to carry out all other actions under this Agreement that are not the subjects of the dispute will remain unchanged.
6. At any time during implementation of the measures stipulated in this Agreement, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen days. If the City is unable to resolve the conflict, the City will forward all documentation relevant to the dispute to the City Council, following the terms outlined in stipulation 5, above.
7. The City shall notify the SHPO as soon as practicable if it appears that any action covered by this Agreement will affect a previously unidentified property that may be eligible for inclusion in the National Register or affect a known historic property in an unanticipated manner. The City shall stop construction in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the property and proceed pursuant to 36 CFR § 800.13(b).
8. If any signatory believes that the terms of this Agreement cannot be carried out, or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR §§ 800.6(c)(7) and 800.6 (c)(8). If this Agreement is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR § 800.6(c)(8).
9. If either the terms of this Agreement or the undertaking have not been carried out within five years following the date of execution of the Agreement, the signatories shall reconsider its terms. If the signatories agree to amend the Agreement, they shall proceed in accordance with the amendment process referenced in stipulation 8, above.

Execution and implementation of this Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the undertaking and its effects on historic properties, that the City has taken into account the effects of the undertaking on historic properties, and that the

City has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and applicable implementing regulations.

CITY OF MARYSVILLE

By:  Date: 7-14-04
Stephen Casey, City Administrator

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By:  Date: 8/10/04
Milford Wayne Donaldson, FAIA, State Historic Preservation Officer

Concur:

FRIDAY NIGHT LIVE


By:  Date: 7/22/04
Janet Siller, Executive Director

EXHIBIT F



EXHIBIT F

Historic Structure Reports

<http://www.nps.gov/hps/tps/briefs/brief43.htm>

Each Council member received a copy of this document.
You can review the document at the web site noted above,
or if you wish a printed copy contact the Community
Development Department

EXHIBIT G



http://ohp.parks.ca.gov/?page_id=1073

Historic Preservation Grants

GRANTS FOR HISTORIC PRESERVATION

Despite a variety of funding sources from federal, state and private sources, historically and for the foreseeable future there are more historic preservation projects than funding available. Those seeking funding for historic preservation projects must be diligent and persistent in seeking out and competing for grant funds that do exist. In addition to state and local programs, many local governments and non-profit organizations sponsor grant or loan programs for preservation of historical resources within their jurisdictions.

Additionally, preservationists must be creative in exploring tax incentive and loan programs, especially those that provide money for projects compatible with historic preservation goals such as adaptive reuses creating affordable housing or for recreational purposes. For example, a historic building that is adapted for senior housing units may be eligible for funding from state or federal housing programs or a historic building restored for use as a community center may be eligible for funding from recreation grant programs.

Click here for more information on **POTENTIAL GRANTS for HISTORIC PRESERVATION**

SAVE AMERICA'S TREASURES

The Federal Save America's Treasures program is one of the largest and most successful grant programs for the protection of our nation's endangered and irreplaceable and endangered cultural heritage. Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects.

Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program, administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities.

NOTE: FY2008 Save America's Treasures (SAT) grant awards will be announced after October 1, 2008. The deadline for FY2009 grant applications is anticipated for Spring 2009 dependent on funding.

The National Park Service will ONLY accept electronic applications through www.grants.gov, the Federal government grant Web site. Paper applications will NOT be accepted. Applicants must be registered before starting the application process. This registration process can take up to four weeks.

PRESERVE AMERICA

Preserve America is a White House initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage through developing a greater shared knowledge about the Nation's past, strengthening regional identities and local pride, increasing local participation in preserving the country's cultural and natural heritage assets, and supporting for the economic vitality of the nation's communities.

Cities, counties, towns and Indian tribes as well as eligible neighborhoods within cities with a population of 200,000 or more may apply to be recognized as "Preserve America communities." Designated communities may compete for Preserve America grants. Guidelines, applications, and other information is available online at Preserve America.

http://ohp.parks.ca.gov/?page_id=25007

Federal Historic Preservation Tax Credit Program

The Federal Historic Preservation Tax Incentives Program encourages private sector rehabilitation of historic buildings and is one of the nation's most successful and cost-effective community revitalization programs. It generate jobs and creates moderate and low-income housing in historic buildings.

Planning Successful Rehabilitation Projects provides guidance on interpreting and applying the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, windows, interior treatments, new additions and related new construction, modern requirements and new technologies and materials, and functionally-related complexes.

The program is administered by National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices. OHP's **Architectural Review and Incentives Unit** administers the Federal Historic Preservation Tax Incentives Program and provides consultation and architectural review based on conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).

http://ohp.parks.ca.gov/?page_id=21746

Certified California Tax Incentive Projects

FEDERAL HISTORIC PRESERVATION TAX INCENTIVE PROGRAM

The Federal Historic Preservation Tax Incentives Program has proven to be one of the nation's most successful and cost-effective tools for creating affordable housing in historic buildings, revitalizing communities, and preserving historic places that give cities, towns, and rural areas their special character. The incentives

reward private investment in the rehabilitation of historic properties that are individually listed in the National Register or contribute to a National Register Historic District and certain registered local historic districts. Properties must be income-producing and must be rehabilitated according to standards set by the **Secretary of the Interior**.

Federal historic preservation tax incentives generate jobs, both during the construction phase and in the spin-off effects of increased earning and consumption. Rehabilitation of historic buildings attracts new private investment to the historic core of cities and towns and is crucial to the long-term economic health of many communities. Enhanced property values generated by the Historic Preservation Tax Incentives Program result in augmented revenues for local and state government through increased property, business, and income taxes.

http://ohp.parks.ca.gov/?page_id=21411

Federal Tax Deductions - Easements

Charitable Contributions (Easements) for Historic Preservation Purposes

The Tax Reform Act of 1986 retains the provisions established by Section 6 of the Tax Treatment Extension Act of 1980 (IRC Section 170) that permit income and estate tax deductions for charitable contributions of partial interest in historic property. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of charitable contribution (easements) for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify. It may be a structure other than a building and may also be a remnant of a building such as a façade, if that is all that remains, and may include the land area on which it is located.

The IRS definition of historically important land areas is contained in the Code of Federal Regulations at 26 CFR 1.170A-1-(d)(5) and includes:

Independently significant land areas including any related historic resources that meet National Register Criteria for Evaluation.

Land areas within registered historic districts. Including any buildings that contribute to the significance of the historic district; and...

Land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features of the land area contribute to the historic or cultural integrity of the historic property.

For taxpayers who itemize deductions, the charitable contributions deduction for partial interest in historic property remains. Under the new alternative minimum tax provisions, the untaxed appreciation in property that is the subject of a charitable contribution is treated as a item of tax preference for gifts made after December 31, 1986. (For carryovers of unused charitable contribution deductions made before August 16, 1986, untaxed

appreciation is not a tax preference item.)

Under the new alternative minimum tax provisions, the full fair market value of a donated preservation or conservation easement on property, which has appreciated since the taxpayer acquired it could be used to reduce the donor's adjusted gross income for purposes of computation of regular tax liability, but the appreciated portion of the donation must be for purposes of computing the donor's alternative minimum tax.

http://ohp.parks.ca.gov/?page_id=21412

Mills Act Property Tax Abatement Program

READ THIS FIRST!

The Mills Act Program is administered and implemented by local governments. Mills Act contracts are between the property owner and the local government granting the tax abatement. OHP is **not** a signatory to Mills Act contracts.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction. For answers to specific questions such as local eligibility criteria, application procedures, and contract terms, contact the city or county official for your jurisdiction.

GENERAL MILLS ACT QUESTIONS and ANSWERS

Q: My property or a property I am considering buying is already under a Mills Act contract. What does that mean to me as a property owner?

A: Mills Act contracts are for 10 years initially with automatic yearly extensions and stay with the property when transferred. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. Because the local government and the property owner negotiate other specific terms of the contract, you need to contact your local government to determine the rights and obligations a Mills Act contract creates.

Mills Act Contacts

Q: How are tax assessments determined for properties under the Mills Act?

A: The State Board of Equalization has provided guidelines for county assessors for use in assessing properties under the Mills Act.

Board of Equalization Guidelines

Q: Does my property qualify for the Mills Act Program?

A: First, find out if your local government participates in the program. Use the Mills Act Contacts list to find out if your local government participates in the Mills Act Program, what the local criteria are, and what the process is for applying.

Q: No, my local government does not currently participate. Now what do I do?

A: Contact the Planning Department or Community Development Department of your local government and ask them to consider adopting the Mills Act Program.

California Cities Contact Information

California Counties Contact Information

Q: What is the Mills Act Program?

A: Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. California State Codes Relating to the Mills Act include the following:

California Government Code, Article 12, Sections 50280 - 50290

California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4

Q: How does the Mills Act benefit Local Governments?

A: The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the

community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

Q: How does the Mills Act benefit Owners of Historical Properties?

A: Owners of historic buildings *may* qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants *may* realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Q: What is a Qualified Historic Property?

A: A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations.

Q: What is OHP's role in the Mills Act program?

A: OHP provides Mills Act information to local governments and uses information provided by local governments to maintain a list of communities participating in the Mills Act program as well as copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract

negotiations, is not a signatory to the contract and has no authority over the administration of the Mills Act program.

Q: *Where can I get more information?*

A: Contact your local government for answers to specific questions about the program in your community.

Additional information is available from the Board of Equalization and California Government Code, Article 12, Sections 50280 - 50290.